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From THE NEWS-POST

Frederick, MdFeb. 18, 1976

EDWARD J. ANGELETTI, SOLICITOR NEIL J. LEWIS, SOLICITOR 119 E. Fayette Street Baltimore, Maryland 21201

TRUSTES' SALE

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VALUABLE FEE SIMPLE PROPERTY

By virtue of a decree of the Circuit Court for Frederick County (25849), the undersigned Trustees will sell, at public auction, on the property on Monday, February 16, 1976, at 3 o'clock p.m., all that lot of ground and the improvements thereon situate in Hauvers Election District of Frederick County and described as follows:

Beginning for the first thereof all that piece or parcel of land situated along the public road leading from Sabillasville, Maryland to Waynesboro, Pennsylvania in Hauvers Election District, Frederick County, Maryland, being a part of a tract called FOX RANGE, beginning for the same at a point at the end of a line drawn North 85° West 173.25 ft., more or less, from a stone planted at the side of the aforesaid road, now known as FORT RITCHIE ROAD, formerly known as SKUNK HOLLOW ROAD, said stone being the point of intersection of the southeasternmost corner of the land of Harry E. Harbaugh and the northeasternmost corner of the land owned by Harold A. Bitner, which lies on the south side of the aforesaid road, now known as FORT RITCHIE ROAD, formerly known as SKINK HOLLOW ROAD, and running thence (1) S. 5½° E. 825 feet, more or less, with the lands of the said Harold A. Bitner to stones on the boundary line of the property of Victor Cullen State Hospital, known as the Bowman Tract, thence (2) S. 67½° W. 615.2 ft., more or less, by and with lands of the said Hospital, thence (3) S. 72½° W. 1171.5 ft., more or less, with the lands of Clarence G. Lehr, et al, acquired from Ivan M. Brown, thence (4) N. 36° E. 1581.36 ft., more or less, with lands of G. Earl Buhrman acquired from O. Guy Buhrman and formerly owned by T. S. Royer, thence (5) N. 29° E. 178.86 ft., more or less, with other lands of the said G. Earl Buhrman acquired from Rhea L. Bernton, thence (6) S. 86° E. 499.125 ft., more or less, with lands of the said G. Earl Buhrman and Harry E. Harbaugh to the place of beginning.

BEING ALL AND THE SAME land as conveyed to the said Albert J. Wilhide and Marie E. Wilhide, his wife, from Clarence G. Lehr and Ressie Lehr, his wife, by deed dated January 31, 1958 and intended to be recorded among the Land Records for Frederick County prior to the recording of these presents, and BEING ALL THE SAME LAND as conveyed to the said Clarence G. Lehr from Etta E. Wagaman, widow, et al, by deed dated December 31, 1956 and recorded in Liber No. 575, Folio 518, one of the Land Records for Frederick County. AND BEING THE SAME 35 acres 44 square perches of land, more or less, as conveyed by Thadeus A. Wastler, Assignee in Equity Case No. 8053 in the Circuit Court for Frederick County, to Elmer V. Wagaman by deed dated September 3, 1906 and recorded in Liber H.W.B. No. 296, Folio 397, one of said Land Records, EXCEPT FOR THE THREE ACRES, more or less, as conveyed by the said Elmer V. Wagaman and Ettie Wagaman, also known as Etta E. Wagaman, his wife, to Wesley Pryor by deed dated December 24, 1907 and recorded in Liber No. 342, Folio 293, one of said Land Records wherein said three acres were described as follows: Beginning at a pile of stones on the North side of the public road leading from Sabillasville to Waynesboro and running thence partly with said road and partly with land of T. S. Royer 'in 1907) N. 85° W. 10.5 p. to a stake, thence with said Wagaman's land S. 5½° E. 50 p. to a stake and stones, thence with land of Johnson Bowman (in 1907) N. 70° E. 10 perches, thence with land of said Wesley Pryor N. 5¼° W. 46 p. to the beginning WITH THE FOLOWING RIGHTS OF WAYS EXCEPTED FROM SAID WAGAMAN TO PRYOR DEED; said rights of ways being retained for the benefit of the land hereby conveyed and being described in said Wagaman to Pryor deed as follows:

1. First roadway along the first line of said Wagaman to Pryor deed or the N. 85° W. line from the land of said Elmet V. Wagaman to said public road.

2. A roadway or right of way along the 3rd line of said Wagaman to Pryor deed along the land of Johnson Bowman 15 feet wide.

3. A right of way to use the "present" (in 1907) roadway cross the lot for ingress and regress from the land of the said E. V. Wagaman to the same land again, it being part of the same property which was conveyed by Thaddeus A.

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This is to certify that the annexed. Trustee'sSale

#25,849 Equity was published in Frederick Post

a newspaper published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 20 days prior to sale, and the last one weeks such publication being made not less than 8 days prior to the sixteenthday of February 19.76

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John Betty & Bradley

Astler, Assignee, to Elizabeth Nichols by deed dated September 3, 1906 and recorded in Liber No. 296, Folio 397, one of said land Records.

TOGETHER with all and singular buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining and including especially all of that roadway (if the same shall in anywise benefit the land hereby conveyed): as conveyed from Wesley Pryor and Jennie Pryor, his wife, to the said Elmer V. Wagaman by der dated December 24, 1907 and received in Liber No. 296, Folio 399, one of said Land Records, wherein said right of way is described as follows: Beginning at the center of the Public Road at a strate and running thence with land of Johnson Bowman N. 231/20 W. 28 p., fire Lee C. 640 W. 13 p. to Wagaman land and with it N. 5½0 W. 15 ft., thence with Pryor land and parallelling the first and second lines of this deed and description and fifteen (15) feet therefrom N. 66° E. 14 p., thence S. 23½° E. 28 to the said Road and with said Road S. 26° W. 15 ft., to the place of beginning, containing 35 perches of land to be used as a road from the land formerly owned by the said Elmer V. Wagaman to the road leading from Sabillasville to the Deerfield Road.

BEGINNING for the second thereof all the following described tract or parcel of land situate in Hauvers Election District of Frederick County, Maryland, and being, more particularly described as follows: Beginning for the tract or parcel of land hereby conveyed at the end of the thirteenth or South 2 degrees West 40 perches line of Parcel No. 1 in a certain deed from Harry S. Bernton and wife to G. Earl Buhrman and Ina Mae Buhrman, his wife, herein dated March 17, 1949 and recorded in Liber 477, folio 536, of the Land Records of Frederick County, Maryland, and running thence with an existing fence North 86 degrees West 158 feet to an iron pin, thence running North 31 degrees East 157.0 feet in to an unimproved road, thence running in said unimproved road South 85 degrees East 65 feet to a point, thence running with a part of said thirteenth line south 2 degrees West 135.0 feet along a fence to an iron pin at the point and place of beginning and being a part of the same property conveyed to G. Earl Buhrman and Ina Mae Buhrman, his wife, herein by Parcel No. 1 by the deed aforesaid.

BEING the same lots of ground and premises which by deed of even date herewith and recorded or intended to be recorded immediately prior hereto was granted and conveyed by Joseph A. Schafer, Et Al, unto the said Joyce Croghan, the Grantor herein.

TERMS OF SALE: A cash deposit of \$5,000.00 or 10% of the purchase price, whichever is greater, on the date of sale, the residue in cash in full by the purchaser or purchasers giving his, her or their notes with approved security and being interest from the day of sale, within tendays, interest to be paid on unpaid purchase money from the date of sale to date of settlement. Taxes, water, rent, ground rent, to be adjusted to date of sale. All other public charges and assessments, payable to an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

EDWARD J. ANGELETTI NEIL J. LEWIS

Trustees

EMMERT R. BOWLUS, Auctioneer 100 W. Church St., Frederick, Md. Phone: 662-1881